



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

5TH EXTENSION OF SUB-07-08-702 (RIVER STEPPES)

APPLICATION NUMBER: Ext-2014-100

**ORIGINAL APPROVAL
AFTER APPEAL PERIOD:** February 17, 2008

FIRST EXTENSION ENDED: February 17, 2010

SECOND EXTENSION ENDED: February 17, 2011

THIRD EXTENSION ENDED: February 17, 2012

FOURTH EXTENSION ENDS: February 17, 2014

FIFTH EXTENSION ENDS: February 17, 2016

**APPLICANT/
OWNERS:** Matt Harrell/River Steppes Prineville LLC.
2260 SE McGilchrist
Salem OR 97302

REQUEST: 5th extension of Outline Development Plan
SUB-07-08-702

LOCATION: S. Main St. Map and Tax lot 15-16-06 307, 15-16-07 200
& 15-16-08 200.

PROJECT REVIEWER: Joshua Smith
Senior Planner

APPLICABLE CRITERIA:

(1) City of Prineville Code of Ordinances, § 153.157, 153.259.

Criteria: § 153.259.010 Expiration of approval

C. Extensions.

1. *The Planning Director may grant one extension of up to one year for a land use approval or a phase of a land use approval, regardless of whether the applicable criteria have changed, if:*

- a. *An applicant makes a written request for an extension of the development approval period;*
- b. *The request, along with the appropriate fee, is submitted to the City prior to the expiration of the approval period;*
- c. *The applicant states reasons that prevented the applicant from beginning or continuing development or meeting conditions of approval within the approval period; and*
- d. *The City determines that the applicant was unable to begin or continue development or meet conditions of approval during the approval period for reasons for which the*

applicant was not responsible, including, but not limited to, delay by a state or federal agency in issuing a required permit.

e. All fees charged to the project have been paid.

2. Up to two additional one-year extensions, may be granted under the above criteria by the Planning Director or his/her designees with the condition that all plans be brought up to current city standards, including Land Use and Zoning Code requirements and Standards and Specifications.

3. Any additional extensions beyond the three allowed under 1 and 2 above may only be approved by City Council. Such extensions shall be based on the following:

a. All requirements listed for extensions under 1 (a), (b), (c), (e) and 2 above are met.

b. Council determines that, due to unforeseen general economic conditions, reasonable expectations for developing the project in a given timeframe have changed since the date of the original approval. General economic conditions refer to citywide (or broader) conditions, not the specific economic situation of the applicant.

c. The applicant demonstrates that a substantial effort has been made to move the project forward. Evidence of substantial effort shall be evaluated at the discretion of the Council and may include planning, engineering, architectural design, bonding for or construction of public improvements, or other similar demonstrations of economic commitment.

Findings: This is the applicant's 5th extension request; therefore, in accordance with criteria 3 above, this extension may only be approved by City Council. The applicant has submitted a narrative for Council review outlining the reasons for the extension request and requesting a multiple year extension if possible. Staff concurs with their reasoning and recommends the Council approve the extension for two years.

The City's Standards and Specifications for infrastructure have changed; River Steppes is an Outline Development Plan (ODP) that has yet to be fully designed. The ODP was planned as a Planned Unit Development (PUD) and therefore was partially designed to deviate from some standards. Infrastructure standards will be evaluated further with the first platted subdivision and it may be necessary to alter them to meet current standards and specifications prior to platting.

The following are conditions of approval:

1. The extension along with the conditional use expires in two years beginning February 17, 2014 and ending February 17, 2016.
2. The applicant shall comply with all of the original conditions of application SUB-07-08-702 and conditions of the previous extensions.
3. The City reserves the right to alter the approved ODP to meet current City standards prior to platting the first phase.

____ Extension Approved

Mayor Roppe _____
Mayor

Attest:

_____ Lisa Morgan, City Recorder



PERMIT # 2014-100

CITY OF PRINEVILLE
PLANNING DEPARTMENT
387 N.E. THIRD STREET
PRINEVILLE, OREGON 97754

EXTENSION OF A LAND USE PERMIT

APPLICANT'S NAME Matthew Harrell FEE: \$ 492.00

ADDRESS: 2264 McGilchrist SE, Suite 2010 Salem, OR ZIP: 97302 PHONE: 360-608-5548

PROPERTY DESCRIPTION: T 15 R 16 S 06 TAX LOT: 307

NATURE OF APPLICATION: Extension of Ph#1 Subdivision for River Steppes Outline Development Plan
Additional Property - T15R16S07-200, T15R16S08-200

CITY OF PRINEVILLE APPLICATION NUMBER: SUB-07-08-702

DATE OF APPROVAL: 2/17/08 PERMIT EXPIRATION DATE: 2/17/14

PRESENT ZONE: R-2 ZONE WHEN APPLICATION WAS APPROVED: R-2

On a separate sheet of paper, please address the following:

1. Describe any action that has been taken to fulfill any or all conditions of approval.
2. Describe the reason(s) for not beginning or continuing development or meeting conditions of approval within the approval period.

DATE: 1/2/14 APPLICANT: *Matthew Harrell*
(signature)

AGENT: _____
(signature)

Phone: (541)447-2367 Fax: (541)447-5628 <http://www.cityofprineville.com>

January 7, 2014

Joshua Smith
Senior City Planner
City of Prineville
Planning Department
387 NE Third Street
Prineville, OR 97754

RE: SUB07-08-702
River Steppes Land Use Permit Extension Request


Mr. Smith,

Enclosed is an application for Extension of a Land Use Permit for the River Steppes Outline Development Plan. We are requesting an extension based upon the continued current economic environment.

We intend on continuing development once the economic environment changes to a more favorable condition.

Please let us know if there are any questions.

Sincerely,


Matthew Harrell

Enclosures:
Permit Application Form
Narrative
Check Amount \$492.00

(20)

Extension of a Land Use Permit

SUB-07-08-702 – River Steepes

Narrative

1. Describe any action that has been taken to fulfill any or all conditions of approval.

Applicant Response:

Applicant has applied for land use extension requests in the past, of which all were granted. The current extension ends 2/17/14. On-going project financial analysis occurs quarterly with the emphasis on signing off Conditions of Approval while weighing in current economic conditions. Currently, the economic condition and climate continues to limit the need for advancing the project. There continues to be hundreds of buildable lots within the market area with no foreseeable need for more. The Applicant requests additional land use extensions to help with getting through the current economic climate. If possible, a multiple year extension is requested from the City.

2. Describe the reason(s) for not beginning or continuing development or meeting conditions of approval within the approval period.

Applicant Response:

As previously mentioned above, the economic conditions limit the need for developing the project in the near future. It is the Applicant's intention to develop the property in the most economically feasible way. As demand picks up for residential housing, the Applicant will begin processing the final plat and fulfilling additional obligations associated with the Conditions of Approval.

3. Any additional extensions beyond the three allowed under 1 and 2 above may only be approved by City Council. Such extensions shall be based on the following:

(a) All requirements listed for extensions under 1 (a), (b), (c), (e) and 2 above are met.

Applicant Response:

The requirements listed above for extensions can be reasonably met pursuant to Section #1 and #2 above.

(b) Council determines that, due to unforeseen general economic conditions, reasonable expectations for developing the project in a given timeframe have changed since the date of the original approval. General economic conditions refer to citywide (or broader) conditions, not the specific economic situation of the applicant.

Applicant Response:

The applicant, if needed, can assist with or provide Council with evidence that since the date of the original application and most recent approved land use extension, that would show residential housing economic conditions within the City/County have not materially improved. General economic conditions have changed in the City, not the specific economic situation of the applicant.

(c) The applicant demonstrates that a substantial effort has been made to move the project forward. Evidence of substantial effort shall be evaluated at the discretion of the Council and may include planning, engineering, architectural design, bonding for or construction of public improvements, or other similar demonstrations of economic commitment.

Applicant Response:

The applicant can reasonably demonstrate the substantial planning/engineering efforts and financial commitments that have been made on the project from initial design inception to current date. Most recently, the applicant has minimized expenditures on the project until local economic factors or demand has picked up. There is substantial evidence of available improved lots for buyers, builders, etc. to purchase within the City at discounted prices. It would not be prudent for the applicant to develop lots right now or in the near future.



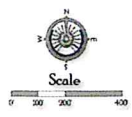
Legend:

SYMBOL	DESCRIPTION
[Blue dashed line]	4400LF Local Route Public Road (50' wide / parking on side roads)
[Blue solid line]	2500LF Common Public Street Extension (50' wide / no parking)
[Orange dashed line]	2300LF Neighborhood Public Street (25' wide / parking on side roads)
[Yellow dashed line]	2450LF Utility Public Street (25' wide / no parking / wide right sidewalk on side roads, no shared)

SYMBOL	DESCRIPTION
[Green arrow]	Public Park Restrooms Trail Club Shelter
[Green dashed line]	Trail Widening / Recreation Trail (6ft Sidewalk)
[Green square]	Land Proposed to be Dedicated to Civic Common Parks and Recreation District
[Dashed circle]	No-Build Zone (due to creek 200')

Housing Options:

SYMBOL	DESCRIPTION
[SF]	42 Single Family Residences
[SF]	Cluster Homes and/or town houses (1000 sq. ft. - 4000 sq. ft.)
[SF]	87 Single Family Residences (Site ranging from 5,000 sq. ft. - 7,000 sq. ft.)
[SF]	77 Single Family Residences (Site ranging from 5,000 sq. ft. - 95,000 sq. ft.)
	500 Total Housing Units



(23)